



City of Yelm
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Notice of Application

Mailed on December 5th, 2023

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PROJECT NAME: Sunshine Café

PROJECT LOCATION: 407 E Yelm Ave, Yelm WA 98597

PROJECT PARCEL NUMBERS: 22719342700

LAND USE CASE NUMBER: 2023.0165

An application submitted by Marian Licxandru, 12545 133rd Ave SE, Rainier, WA 98576, for a 2-building development comprising a drive-thru coffee shop and an axe-throwing venue, located on parcel number 22719342700 was received by the City of Yelm on September 19th, 2023. The City has determined the application to be complete on November 30th, 2023. The application and any related documents are available for public review during normal business hours at the City of Yelm Public Services Department, 901 NW Rhoton Rd, Yelm WA 98597. For additional information, please contact the Public Services Department at (360) 458-8406.

PROJECT DESCRIPTION: 2-building development with a drive-thru coffee shop and an axe-throwing venue

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary site plan, traffic impact assessment, Mazama Pocket Gopher study

No preliminary determination of consistency with City development regulations has been made at this time. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Clayton Wiebe, Assistant Planner, by email at claytonw@yelmwa.gov or by mail addressed to Clayton Wiebe, Planning & Building Department, 901 NW Rhoton Rd, Yelm WA 98597.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON December 22nd, 2023

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. This project is exempt from SEPA review and will not require a public hearing. The final decision regarding this application can be sent upon request. The final decision may be appealed to the Yelm Hearing Examiner at an open record appeal hearing; full procedures for appeal are found in Chapter 18.10.110 of the Yelm Municipal Code.